HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Sherbrooke CMA

Date Released: Third Quarter 2016

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Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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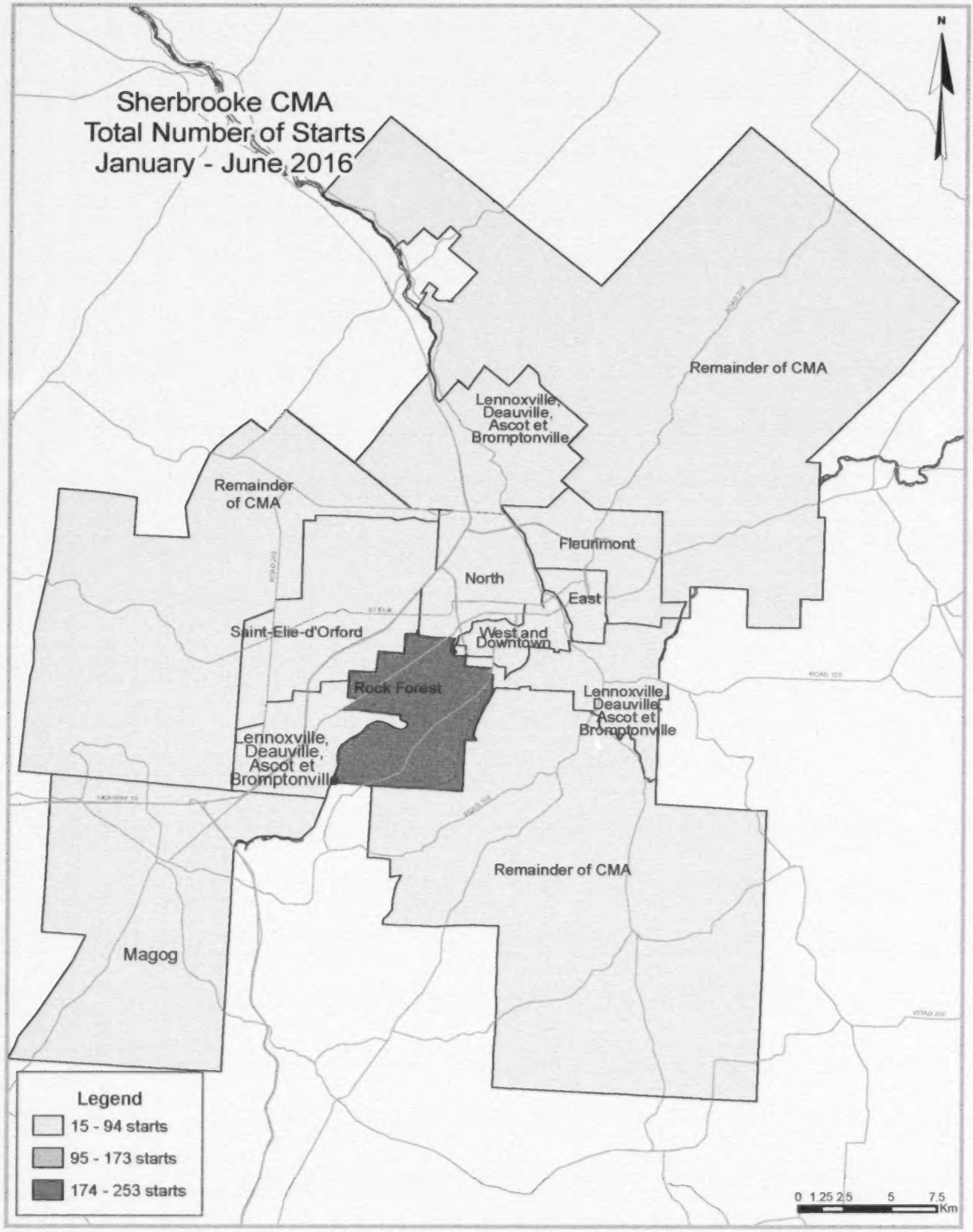
Sherbrooke CMA
Total Number of Starts
January - June 2016
N
Remainder of CMA
Lennoxville, Deauville, Ascot et Bromptonville
Remainder of CMA
Fleurimont
North
East
Saint-Elie-d'Orford
West and Downtown
Rock Forest
Lennoxville, Deauville, Ascot et Bromptonville
Lennoxville, Deauville, Ascot et Bromptonville
Remainder of CMA
Magog
Legend
15 - 94 starts
95 - 173 starts
174 - 253 starts
0 1.25 2.5 5 7.5
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2016								
Sherbrooke CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Apr. 2016	May 2016	June 2016	Apr. 2016	May 2016	June 2016
Single-Detached	369	305	221	163	322	258	235	243
Multiples	759	1,062	1,032	696	492	1,360	1,130	1,030
Total	1,128	1,367	1,253	859	814	1,618	1,365	1,273
	Quarterly SAAR		Actual			YTD		
	2016 Q1	2016 Q2	2015 Q2	2016 Q2	% change	2015 Q2	2016 Q2	% change
Single-Detached	278	245	113	92	-18.6%	142	122	-14.1%
Multiples	1,320	740	447	185	-58.6%	651	515	-20.9%
Total	1,598	985	560	277	-50.5%	793	637	-19.7%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Sherbrooke CMA Second Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2016	92	84	40	0	0	12	0	49	277
Q2 2015	113	82	46	0	0	42	0	277	560
% Change	-18.6	2.4	-13.0	n/a	n/a	-71.4	n/a	-82.3	-50.5
Year-to-date 2016	122	132	46	0	0	22	0	291	637
Year-to-date 2015	142	112	72	0	0	42	0	425	793
% Change	-14.1	17.9	-36.1	n/a	n/a	-47.6	n/a	-31.5	-19.7
UNDER CONSTRUCTION									
Q2 2016	146	116	69	0	0	137	0	417	909
Q2 2015	160	104	54	0	0	114	0	792	1,224
% Change	-8.8	11.5	27.8	n/a	n/a	20.2	n/a	-47.3	-25.7
COMPLETIONS									
Q2 2016	85	58	29	0	0	28	0	91	291
Q2 2015	103	44	38	0	0	4	2	90	281
% Change	-17.5	31.8	-23.7	n/a	n/a	**	-100.0	1.1	3.6
Year-to-date 2016	130	74	46	0	0	44	0	121	415
Year-to-date 2015	154	58	58	0	0	15	2	114	401
% Change	-15.6	27.6	-20.7	n/a	n/a	193.3	-100.0	6.1	3.5
COMPLETED & NOT ABSORBED									
Q2 2016	27	45	29	0	0	22	n/a	n/a	123
Q2 2015	25	38	39	0	0	11	n/a	n/a	113
% Change	8.0	18.4	-25.6	n/a	n/a	100.0	n/a	n/a	8.8
ABSORBED									
Q2 2016	86	68	32	0	0	38	n/a	n/a	224
Q2 2015	112	52	41	0	0	8	n/a	n/a	213
% Change	-23.2	30.8	-22.0	n/a	n/a	**	n/a	n/a	5.2
Year-to-date 2016	129	83	44	0	0	48	n/a	n/a	304
Year-to-date 2015	162	74	64	0	0	24	n/a	n/a	324
% Change	-20.4	12.2	-31.3	n/a	n/a	100.0	n/a	n/a	-6.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Second Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Old City of Sherbrooke									
Q2 2016	3	8	2	0	0	6	0	20	39
Q2 2015	4	0	2	0	0	30	0	27	63
Suburbs of the old city of Sherbrooke									
Q2 2016	38	64	31	0	0	6	0	29	168
Q2 2015	47	76	44	0	0	0	0	107	274
New City of Sherbrooke									
Q2 2016	41	72	33	0	0	12	0	49	207
Q2 2015	51	76	46	0	0	30	0	134	337
Magog									
Q2 2016	12	2	7	0	0	0	0	0	21
Q2 2015	18	4	0	0	0	12	0	121	155
Remainder of the CMA									
Q2 2016	39	10	0	0	0	0	0	0	49
Q2 2015	44	2	0	0	0	0	0	22	68
Sherbrooke CMA									
Q2 2016	92	84	40	0	0	12	0	49	277
Q2 2015	113	82	46	0	0	42	0	277	560
UNDER CONSTRUCTION									
Old City of Sherbrooke									
Q2 2016	8	6	2	0	0	119	0	143	278
Q2 2015	9	0	2	0	0	85	0	409	505
Suburbs of the old city of Sherbrooke									
Q2 2016	57	92	57	0	0	6	0	266	502
Q2 2015	46	78	50	0	0	0	0	227	401
New City of Sherbrooke									
Q2 2016	65	98	59	0	0	125	0	409	780
Q2 2015	55	78	52	0	0	85	0	636	906
Magog									
Q2 2016	21	8	7	0	0	0	0	4	40
Q2 2015	31	20	0	0	0	29	0	128	208
Remainder of the CMA									
Q2 2016	60	10	3	0	0	12	0	4	89
Q2 2015	74	6	2	0	0	0	0	28	110
Sherbrooke CMA									
Q2 2016	146	116	69	0	0	137	0	417	909
Q2 2015	160	104	54	0	0	114	0	792	1,224

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Second Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Old City of Sherbrooke									
Q2 2016	6	0	0	0	0	28	0	58	92
Q2 2015	12	0	2	0	0	4	0	21	39
Suburbs of the old city of Sherbrooke									
Q2 2016	26	54	24	0	0	0	0	33	137
Q2 2015	50	40	36	0	0	0	0	65	191
New City of Sherbrooke									
Q2 2016	32	54	24	0	0	28	0	91	229
Q2 2015	62	40	38	0	0	4	0	86	230
Magog									
Q2 2016	4	4	3	0	0	0	0	0	11
Q2 2015	14	0	0	0	0	0	0	4	18
Remainder of the CMA									
Q2 2016	49	0	2	0	0	0	0	0	51
Q2 2015	27	4	0	0	0	0	2	0	33
Sherbrooke CMA									
Q2 2016	85	58	29	0	0	28	0	91	291
Q2 2015	103	44	38	0	0	4	2	90	281
COMPLETED & NOT ABSORBED									
Old City of Sherbrooke									
Q2 2016	2	0	1	0	0	17	n/a	n/a	20
Q2 2015	8	0	2	0	0	11	n/a	n/a	21
Suburbs of the old city of Sherbrooke									
Q2 2016	12	41	26	0	0	1	n/a	n/a	80
Q2 2015	8	36	37	0	0	0	n/a	n/a	81
New City of Sherbrooke									
Q2 2016	14	41	27	0	0	18	n/a	n/a	100
Q2 2015	16	36	39	0	0	11	n/a	n/a	102
Magog									
Q2 2016	4	4	0	0	0	4	n/a	n/a	12
Q2 2015	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
Q2 2016	9	0	2	0	0	0	n/a	n/a	11
Q2 2015	5	2	0	0	0	0	n/a	n/a	7
Sherbrooke CMA									
Q2 2016	27	45	29	0	0	22	n/a	n/a	123
Q2 2015	25	38	39	0	0	11	n/a	n/a	113

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Old City of Sherbrooke									
Q2 2016	9	1	1	0	0	32	n/a	n/a	43
Q2 2015	14	2	2	0	0	7	n/a	n/a	25
Suburbs of the old city of Sherbrooke									
Q2 2016	29	56	28	0	0	4	n/a	n/a	117
Q2 2015	56	45	39	0	0	0	n/a	n/a	140
New City of Sherbrooke									
Q2 2016	38	57	29	0	0	36	n/a	n/a	160
Q2 2015	70	47	41	0	0	7	n/a	n/a	165
Magog									
Q2 2016	3	11	3	0	0	2	n/a	n/a	19
Q2 2015	15	3	0	0	0	1	n/a	n/a	19
Remainder of the CMA									
Q2 2016	45	0	0	0	0	0	n/a	n/a	45
Q2 2015	27	2	0	0	0	0	n/a	n/a	29
Sherbrooke CMA									
Q2 2016	86	68	32	0	0	38	n/a	n/a	224
Q2 2015	112	52	41	0	0	8	n/a	n/a	213

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Sherbrooke CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	305	172	115	0	0	169	0	582	1,367
% Change	-17.3	14.7	-12.9	n/a	n/a	67.3	-100.0	55.6	21.2
2014	369	150	132	0	0	101	2	374	1,128
% Change	-16.5	-34.8	-3.6	n/a	n/a	32.9	n/a	-38.8	-24.6
2013	442	230	137	0	0	76	0	611	1,496
% Change	-27.5	-9.4	-43.4	n/a	n/a	33.3	-100.0	28.4	-14.1
2012	610	254	242	0	0	57	4	476	1,741
% Change	9.5	22.1	12.6	n/a	n/a	-37.4	n/a	-5.6	10.5
2011	557	208	215	0	0	91	0	504	1,575
% Change	-2.3	-8.8	27.2	n/a	n/a	-31.1	n/a	7.9	-4.9
2010	570	228	169	0	0	132	0	467	1,656
% Change	-14.7	137.5	19.0	n/a	-100.0	37.5	n/a	-5.1	4.8
2009	668	96	142	0	7	96	0	492	1,580
% Change	-16.7	100.0	82.1	n/a	-65.0	-34.2	-100.0	2.1	-2.9
2008	802	48	78	0	20	146	4	482	1,627
% Change	20.4	-20.0	-2.5	n/a	25.0	33.9	n/a	32.8	23.4
2007	666	60	80	0	16	109	0	363	1,318
% Change	40.8	57.9	23.1	n/a	n/a	**	n/a	-46.1	1.0
2006	473	38	65	0	0	20	0	673	1,305

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Sherbrooke (West and City Centre)	1	0	4	0	0	0	2	15	7	15	-53.3
Sherbrooke (East)	0	2	0	0	0	0	17	12	17	14	21.4
Sherbrooke (North)	2	2	4	0	0	0	9	32	15	34	-55.9
Old City of Sherbrooke	3	4	8	0	0	0	28	59	39	63	-38.1
Fleurimont	9	7	10	18	9	4	11	89	39	118	-66.9
Rock Forest	14	16	8	8	20	32	18	13	60	69	-13.0
Saint-Élie-d'Orford	9	10	20	22	0	0	0	0	29	32	-9.4
Lennoxville, Deauville, Ascot, Bromptonville	6	14	26	28	0	8	8	5	40	55	-27.3
Suburbs of the old city of Sherbrooke	38	47	64	76	29	44	37	107	168	274	-38.7
New City of Sherbrooke	41	51	72	76	29	44	65	166	207	337	-38.6
Magog	12	18	2	4	7	0	0	133	21	155	-86.5
Remainder of the CMA	39	44	10	2	0	0	0	22	49	68	-27.9
Sherbrooke CMA	92	113	84	82	36	44	65	321	277	560	-50.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Sherbrooke (West and City Centre)	1	0	4	2	0	0	10	17	15	19	-21.1
Sherbrooke (East)	0	2	0	0	0	0	17	16	17	18	-5.6
Sherbrooke (North)	4	8	4	0	0	0	49	44	57	52	9.6
Old City of Sherbrooke	5	10	8	2	0	0	76	77	89	89	0.0
Fleurimont	14	9	18	18	9	4	41	195	82	226	-63.7
Rock Forest	17	17	12	10	20	32	204	29	253	88	187.5
Saint-Élie-d'Orford	12	13	38	30	0	0	6	6	56	49	14.3
Lennoxville, Deauville, Ascot, Bromptonville	11	18	38	32	4	24	16	11	69	85	-18.8
Suburbs of the old city of Sherbrooke	54	57	106	90	33	60	267	241	460	448	2.7
New City of Sherbrooke	59	67	114	92	33	60	343	318	549	537	2.2
Magog	16	24	8	14	7	0	0	133	31	171	-81.9
Remainder of the CMA	47	51	10	6	0	0	0	28	57	85	-32.9
Sherbrooke CMA	122	142	132	112	40	60	343	479	637	793	-19.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Sherbrooke (West and City Centre)	0	0	0	0	2	0	0	15
Sherbrooke (East)	0	0	0	0	0	0	17	12
Sherbrooke (North)	0	0	0	0	6	32	3	0
Old City of Sherbrooke	0	0	0	0	8	32	20	27
Fleurimont	9	4	0	0	6	0	5	89
Rock Forest	20	32	0	0	2	0	16	13
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	0	8	0	0	0	0	8	5
Suburbs of the old city of Sherbrooke	29	44	0	0	8	0	29	107
New City of Sherbrooke	29	44	0	0	16	32	49	134
Magog	7	0	0	0	0	12	0	121
Remainder of the CMA	0	0	0	0	0	0	0	22
Sherbrooke CMA	36	44	0	0	16	44	49	277

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Sherbrooke (West and City Centre)	0	0	0	0	2	2	8	15
Sherbrooke (East)	0	0	0	0	0	0	17	16
Sherbrooke (North)	0	0	0	0	16	32	33	12
Old City of Sherbrooke	0	0	0	0	18	34	58	43
Fleurimont	9	4	0	0	8	0	9	195
Rock Forest	20	32	0	0	2	2	202	27
Saint-Élie-d'Orford	0	0	0	0	0	6	6	0
Lennoxville, Deauville, Ascot, Bromptonville	4	24	0	0	0	0	16	11
Suburbs of the old city of Sherbrooke	33	60	0	0	10	8	233	233
New City of Sherbrooke	33	60	0	0	28	42	291	276
Magog	7	0	0	0	0	12	0	121
Remainder of the CMA	0	0	0	0	0	0	0	28
Sherbrooke CMA	40	60	0	0	28	54	291	425

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Sherbrooke (West and City Centre)	7	0	0	0	0	15	7	15
Sherbrooke (East)	0	2	0	0	17	12	17	14
Sherbrooke (North)	6	4	6	30	3	0	15	34
Old City of Sherbrooke	13	6	6	30	20	27	39	63
Fleurimont	28	29	6	0	5	89	39	118
Rock Forest	44	56	0	0	16	13	60	69
Saint-Élie-d'Orford	29	32	0	0	0	0	29	32
Lennoxville, Deauville, Ascot, Bromptonville	32	50	0	0	8	5	40	55
Suburbs of the old city of Sherbrooke	133	167	6	0	29	107	168	274
New City of Sherbrooke	146	173	12	30	49	134	207	337
Magog	21	22	0	12	0	121	21	155
Remainder of the CMA	49	46	0	0	0	22	49	68
Sherbrooke CMA	216	241	12	42	49	277	277	560

Table 2.5: Starts by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Sherbrooke (West and City Centre)	7	4	0	0	8	15	15	19
Sherbrooke (East)	0	2	0	0	17	16	17	18
Sherbrooke (North)	8	10	16	30	33	12	57	52
Old City of Sherbrooke	15	16	16	30	58	43	89	89
Fleurimont	43	31	6	0	9	195	82	226
Rock Forest	51	61	0	0	202	27	253	88
Saint-Élie-d'Orford	50	49	0	0	6	0	56	49
Lennoxville, Deauville, Ascot, Bromptonville	53	74	0	0	16	11	69	85
Suburbs of the old city of Sherbrooke	197	215	6	0	233	233	460	448
New City of Sherbrooke	212	231	22	30	291	276	549	537
Magog	31	38	0	12	0	121	31	171
Remainder of the CMA	57	57	0	0	0	28	57	85
Sherbrooke CMA	300	326	22	42	291	425	637	793

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Sherbrooke (West and City Centre)	0	0	0	0	0	0	14	2	14	2	**
Sherbrooke (East)	0	0	0	0	0	0	24	9	24	9	166.7
Sherbrooke (North)	6	12	0	0	0	0	48	16	54	28	92.9
Old City of Sherbrooke	6	12	0	0	0	0	86	27	92	39	135.9
Fleurimont	4	10	16	2	0	4	11	15	31	31	0.0
Rock Forest	8	14	8	6	0	20	14	40	30	80	-62.5
Saint-Élie-d'Orford	7	11	14	28	0	0	0	2	21	41	-48.8
Lennoxville, Deauville, Ascot, Bromptonville	7	15	16	4	20	8	12	12	55	39	41.0
Suburbs of the old city of Sherbrooke	26	50	54	40	20	32	37	69	137	191	-28.3
New City of Sherbrooke	32	62	54	40	20	32	123	96	229	230	-0.4
Magog	4	14	4	0	3	0	0	4	11	18	-38.9
Remainder of the CMA	49	27	0	6	0	0	2	0	51	33	54.5
Sherbrooke CMA	85	103	58	46	23	32	125	100	291	281	3.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Sherbrooke (West and City Centre)	1	0	0	0	3	0	38	2	42	2	**
Sherbrooke (East)	0	0	0	0	0	0	24	17	24	17	41.2
Sherbrooke (North)	7	15	0	0	0	0	56	21	63	36	75.0
Old City of Sherbrooke	8	15	0	0	3	0	118	40	129	55	134.5
Fleurimont	8	11	18	2	6	8	11	19	43	40	7.5
Rock Forest	15	18	8	6	4	28	15	52	42	104	-59.6
Saint-Élie-d'Orford	13	11	18	28	0	0	0	6	31	45	-31.1
Lennoxville, Deauville, Ascot, Bromptonville	18	23	26	10	24	12	13	18	81	63	28.6
Suburbs of the old city of Sherbrooke	54	63	70	46	34	48	39	95	197	252	-21.8
New City of Sherbrooke	62	78	70	46	37	48	157	135	326	307	6.2
Magog	9	30	4	8	3	0	12	4	28	42	-33.3
Remainder of the CMA	59	46	0	6	0	0	2	0	61	52	17.3
Sherbrooke CMA	130	154	74	60	40	48	171	139	415	401	3.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Second Quarter 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Sherbrooke (West and City Centre)	0	0	0	0	0	2	14	0
Sherbrooke (East)	0	0	0	0	0	0	24	9
Sherbrooke (North)	0	0	0	0	28	4	20	12
Old City of Sherbrooke	0	0	0	0	28	6	58	21
Fleurimont	0	4	0	0	4	0	7	15
Rock Forest	0	20	0	0	0	4	14	36
Saint-Élie-d'Orford	0	0	0	0	0	0	0	2
Lennoxville, Deauville, Ascot, Bromptonville	20	8	0	0	0	0	12	12
Suburbs of the old city of Sherbrooke	20	32	0	0	4	4	33	65
New City of Sherbrooke	20	32	0	0	32	10	91	86
Magog	3	0	0	0	0	0	0	4
Remainder of the CMA	0	0	0	0	2	0	0	0
Sherbrooke CMA	23	32	0	0	34	10	91	90

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Sherbrooke (West and City Centre)	3	0	0	0	0	2	38	0
Sherbrooke (East)	0	0	0	0	0	0	24	17
Sherbrooke (North)	0	0	0	0	32	9	24	12
Old City of Sherbrooke	3	0	0	0	32	11	86	29
Fleurimont	6	8	0	0	4	0	7	19
Rock Forest	4	28	0	0	0	8	15	44
Saint-Élie-d'Orford	0	0	0	0	0	0	0	6
Lennoxville, Deauville, Ascot, Bromptonville	24	12	0	0	0	6	13	12
Suburbs of the old city of Sherbrooke	34	48	0	0	4	14	35	81
New City of Sherbrooke	37	48	0	0	36	25	121	110
Magog	3	0	0	0	12	0	0	4
Remainder of the CMA	0	0	0	0	2	0	0	0
Sherbrooke CMA	40	48	0	0	50	25	121	114

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Sherbrooke (West and City Centre)	0	2	0	0	14	0	14	2
Sherbrooke (East)	0	0	0	0	24	9	24	9
Sherbrooke (North)	6	12	28	4	20	12	54	28
Old City of Sherbrooke	6	14	28	4	58	21	92	39
Fleurimont	24	16	0	0	7	15	31	31
Rock Forest	16	44	0	0	14	36	30	80
Saint-Élie-d'Orford	21	39	0	0	0	2	21	41
Lennoxville, Deauville, Ascot, Bromptonville	43	27	0	0	12	12	55	39
Suburbs of the old city of Sherbrooke	104	126	0	0	33	65	137	191
New City of Sherbrooke	110	140	28	4	91	86	229	230
Magog	11	14	0	0	0	4	11	18
Remainder of the CMA	51	31	0	0	0	2	51	33
Sherbrooke CMA	172	185	28	4	91	92	291	281

Table 3.5: Completions by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Sherbrooke (West and City Centre)	4	2	0	0	38	0	42	2
Sherbrooke (East)	0	0	0	0	24	17	24	17
Sherbrooke (North)	7	15	32	9	24	12	63	36
Old City of Sherbrooke	11	17	32	9	86	29	129	55
Fleurimont	36	21	0	0	7	19	43	40
Rock Forest	27	60	0	0	15	44	42	104
Saint-Élie-d'Orford	31	39	0	0	0	6	31	45
Lennoxville, Deauville, Ascot, Bromptonville	68	45	0	6	13	12	81	63
Suburbs of the old city of Sherbrooke	162	165	0	6	35	81	197	252
New City of Sherbrooke	173	182	32	15	121	110	326	307
Magog	16	38	12	0	0	4	28	42
Remainder of the CMA	61	50	0	0	0	2	61	52
Sherbrooke CMA	250	270	44	15	121	116	415	401

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Old City of Sherbrooke													
Q2 2016	0	0.0	0	0.0	2	50.0	0	0.0	2	50.0	4	-	-
Q2 2015	0	0.0	0	0.0	4	36.4	0	0.0	7	63.6	11	-	-
Year-to-date 2016	0	0.0	1	16.7	2	33.3	0	0.0	3	50.0	6	-	-
Year-to-date 2015	0	0.0	1	7.1	4	28.6	1	7.1	8	57.1	14	-	-
Suburbs of the old city of Sherbrooke													
Q2 2016	2	18.2	3	27.3	1	9.1	4	36.4	1	9.1	11	-	-
Q2 2015	1	5.0	0	0.0	10	50.0	3	15.0	6	30.0	20	-	-
Year-to-date 2016	2	12.5	3	18.8	4	25.0	5	31.3	2	12.5	16	-	-
Year-to-date 2015	1	3.2	0	0.0	12	38.7	4	12.9	14	45.2	31	-	-
New City of Sherbrooke													
Q2 2016	2	13.3	3	20.0	3	20.0	4	26.7	3	20.0	15	-	-
Q2 2015	1	3.2	0	0.0	14	45.2	3	9.7	13	41.9	31	-	-
Year-to-date 2016	2	9.1	4	18.2	6	27.3	5	22.7	5	22.7	22	-	-
Year-to-date 2015	1	2.2	1	2.2	16	35.6	5	11.1	22	48.9	45	-	-
Magog													
Q2 2016	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Q2 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2015	5	35.7	1	7.1	1	7.1	4	28.6	3	21.4	14	-	-
Remainder of the CMA													
Q2 2016	1	14.3	3	42.9	1	14.3	0	0.0	2	28.6	7	-	-
Q2 2015	0	0.0	1	20.0	1	20.0	1	20.0	2	40.0	5	-	-
Year-to-date 2016	1	14.3	3	42.9	1	14.3	0	0.0	2	28.6	7	-	-
Year-to-date 2015	0	0.0	4	18.2	3	13.6	7	31.8	8	36.4	22	-	345,460
Sherbrooke CMA													
Q2 2016	3	12.5	6	25.0	5	20.8	5	20.8	5	20.8	24	300,000	297,610
Q2 2015	3	7.9	1	2.6	15	39.5	4	10.5	15	39.5	38	300,000	334,524
Year-to-date 2016	3	9.7	7	22.6	8	25.8	6	19.4	7	22.6	31	300,000	296,344
Year-to-date 2015	6	7.4	6	7.4	20	24.7	16	19.8	33	40.7	81	322,500	340,926

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2016						
Submarket	Q2 2016	Q2 2015	% Change	YTD 2016	YTD 2015	% Change
Old City of Sherbrooke	-	-	n/a	-	-	n/a
Suburbs of the old city of Sherbrooke	-	-	n/a	-	-	n/a
New City of Sherbrooke	-	-	n/a	-	-	n/a
Magog	-	-	n/a	-	-	n/a
Remainder of the CMA	-	-	n/a	-	345,460	n/a
Sherbrooke CMA	297,610	334,524	-11.0	296,344	340,926	-13.1

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Sherbrooke

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q2 2016	407	640	1,423	237,389	10.5	251,414	13.1
Q2 2015	379	668	1,460	240,330	11.6	230,683	13.6
% Change	7.4	-4.2	-2.5	-1.2	n/a	9.0	n/a
YTD 2016	794	1,427	1,455	229,660	11.0	n/a	n/a
YTD 2015	726	1,436	1,464	231,878	12.1	n/a	n/a
% Change	9.4	-0.6	-0.6	-1.0	n/a	n/a	n/a
CONDOMINIUMS*							
Q2 2016	59	118	375	178,975	19.1	176,124	22.0
Q2 2015	82	136	352	165,839	12.9	170,389	17.3
% Change	-28.0	-13.2	6.4	7.9	n/a	3.4	n/a
YTD 2016	119	261	384	172,540	19.4	n/a	n/a
YTD 2015	139	311	358	171,047	15.5	n/a	n/a
% Change	-14.4	-16.1	7.2	0.9	n/a	n/a	n/a
PLEX*							
Q2 2016	52	110	249	248,897	14.4	246,974	16.1
Q2 2015	63	115	209	253,075	9.9	250,628	13.6
% Change	-17.5	-4.3	19.3	-1.7	n/a	-1.5	n/a
YTD 2016	99	211	250	239,587	15.1	n/a	n/a
YTD 2015	104	212	212	251,563	12.2	n/a	n/a
% Change	-4.8	-0.5	18.0	-4.8	n/a	n/a	n/a
TOTAL							
Q2 2016	521	877	2,072	230,097	11.9	242,249	14.5
Q2 2015	524	929	2,041	232,405	11.7	224,638	14.2
% Change	-0.6	-5.6	1.5	-1.0	n/a	7.8	n/a
YTD 2016	1,016	1,917	2,112	222,756	12.5	n/a	n/a
YTD 2015	973	1,974	2,051	226,206	12.6	n/a	n/a
% Change	4.4	-2.9	3.0	-1.5	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system
[2] Calculations: CMHC.
[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators Second Quarter 2016										
		Interest Rates			NHPI, Total, (Quebec) 2007=100	CPI (Quebec) 2002 =100	Sherbrooke Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	118.0	122.6	102.7	7.6	62.4	801
	February	567	2.89	4.74	118.3	123.9	102.8	7.6	62.3	789
	March	567	2.89	4.74	118.3	124.7	101.9	7.2	61.5	787
	April	561	2.89	4.64	118.2	124.7	103.2	6.9	62.0	786
	May	561	2.89	4.64	118.0	125.3	104.0	6.8	62.4	793
	June	561	2.89	4.64	118.0	125.2	107.0	6.9	64.2	797
	July	561	2.89	4.64	118.2	125.3	107.5	7.0	64.5	791
	August	561	2.89	4.64	118.2	125.2	107.4	7.1	64.4	783
	September	561	2.89	4.64	118.4	125.1	106.7	6.7	63.7	772
	October	561	2.89	4.64	118.4	125.2	106.2	6.5	63.2	773
	November	561	3.14	4.64	118.8	124.9	105.9	6.3	62.8	780
	December	561	3.14	4.64	118.7	124.4	105.5	6.6	62.7	794
2016	January	561	3.14	4.64	118.7	124.6	105.3	6.6	62.6	807
	February	561	3.14	4.64	118.9	125.1	106.1	6.9	63.2	810
	March	561	3.14	4.64	119.0	125.6	106.6	7.0	63.5	807
	April	561	3.14	4.64	119.0	126.0	106.1	7.3	63.3	806
	May	561	3.14	4.64	119.0	126.2	105.6	6.9	62.7	807
	June	561	3.14	4.64		126.0	105.3	6.6	62.3	809
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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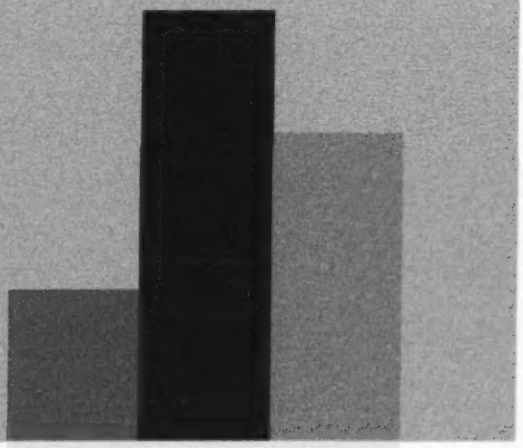

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- Housing Market Outlook, Highlight Reports – Canada and Regional
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- Housing Now, Canada
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